

SITE DATA

Present Use

Historically the subject operated as the Tall Chief Country Club, an 18-hole golf course and clubhouse. Today, the subject is unoccupied, and has suffered a little from a few years of neglect. A modest home, former club-house, and two barns occupy the property. All the buildings are vacant, and in various states of disrepair – building sites, and building superstructure might be salvageable, or adaptable to a different purpose, under an agricultural use, and for this purpose there is probably a minor value contribution, not dissimilar to older improvements found on comparison properties. Water rights and existing wells contribute significant value for agricultural and residential purposes.

Access & Location

The subject property has private driveway access from West Snoqualmie River Road SE, a paved and unstriped roadway large enough to accommodate two vehicles. The driveway is paved, and extends approximately 1,600ft west into the property before turning south and continuing on for another 1,000ft to the central portion of the property and location of the old clubhouse. Fall City can be accessed using SE Redmond Fall City Road to the south. The subject is currently identified by the physical address of 1313 West Snoqualmie River Road SE, Fall City, WA.

In terms of location, the subject is in a relatively rural area just north of the small city of Fall City, with readily available interstate access to the rest of the county. The benefit of this location is that it affords the ability to live in a relatively low density area where housing prices are below the norm for King County. Proximity to the Snoqualmie River and Snoqualmie River Valley location provide a natural amenity that underscores this benefit. The detrimental factors of this location are mostly to do with the risk of flooding, sensitive areas, and the subject's distance from Puget Sound's core employment areas.

Land Area and Shape

Referring to the King County plat map presented previously, the subject is shown to consist of three contiguous tax parcels of various shapes. Assessor's records indicated a total subject land area of 191.47 acres divided between 146.56 acres in the northern parcel (9002), 24.61 acres in the southwest parcel (9025), and 20.30 acres in parcel (9026). These area estimates differ slightly from that recorded in a 2012 survey of the property reporting a total subject land area of 190.91 acres. The latter area of 190.91 acres is believed to be more accurate than the assessor's estimate, and is therefore used in this appraisal.

Topography

The subject exhibits a mix of topography. The majority of the golf course and northeastern portion of the property is generally level, however most of the eastern portion of the property is steeply sloped, the majority of which is designated an erosion hazard area which is discussed in further detail later on in this section. The southwest and southeast portions of the property are moderately sloped, however not to a degree that would preclude residential development.

Views

The principal view attraction is the Snoqualmie River Valley. From the sloped areas previously described above, views of the Valley and Cascade Mountain range beyond are considered to be good. While territorial views are available from the valley floor they are not considered to encompass the same extent as views from the hillside, with the mountains being mostly obscured by the opposing side of the valley.

Vegetation

The eastern portion of the property and golf course exhibit a mix of meadow (former greens and rough) and planted trees, the latter primarily in rows for the purpose of delineating the greens of the golf course. The sloped western portion of the property is heavily forested by mature trees which are believed to be approximately 30 to 40 years old. It is our opinion however that there is little marketable timber here, as most of the trees are located in an erosion hazard area and would most likely need to remain intact.

Utilities

Electricity is provided through public utility from West Snoqualmie River Road SE, and a Puget Sound Energy transmission and distribution line already extends to the center of the property through a utility easement.

Under the original development scenario, water service would be provided to potential home sites on the property by the Ames Lake Water Association. Bob Panboast (ALWA) confirms that the subject property falls within the ALWA service area, and that the water system possesses certificates of water rights or water right claims sufficient to provide service. However this would require the construction of a water main from the Tolt Hill area over a distance of about 1200-1400' from the subdivision at the top of the nearby hill to the border of the Tall Chief property, with additional length needed to serve the interior of the site.

This cost would be prohibitive for just one or two homes and therefore we have assumed the existing wells that supply water to the club house and caretaker's residence would be sufficient and approved for domestic use under the easement.

Tall Chief has a water claim for seasonal irrigation in the amount of 81.7 ACY, which was earlier presented to the Department of Ecology for verification and for change of use, place and season (claim number G1-126873CL). It was apparently intended in previous schemes that this water would serve for domestic use at the 18 proposed residences. This request for change of use has been withdrawn, as the provision of water for domestic use by the ALWA allows the allocation of this water for irrigation of the resource tracts A-1 through A-18 and R-1 through R-7. A letter from Douglas Wood of the DOE dated January 11, 2011 indicates that this claim for seasonal irrigation water rights appears to be valid.

Sewage disposal requires the installation of on-site septic systems for each residence, with no sewer line in close proximity. This is typical for the area.

Soils

We are not in possession of a soils survey for the subject, however one has been performed, and it is known that certain areas on the property are suitable for residential development. We have assumed the allowable building envelopes will be located in these areas.

Minerals

For many reasons, mineral value is essentially non-existent here. This is not a permitted activity in this zone, and to the best of our knowledge there are no commercially valuable mineral deposits at this site, that would eclipse the value of the property for residential/agricultural use.

Hazards

The subject property contains areas which are subject to flood and erosion hazard. As pertains to the risk of flooding, it is apparent that the site has flooded in the past, and it is known that a drainage complaint was filed with King County for the northern parcel (9002). The area designated as an erosion hazard exhibits steep topography, however it is inhabited by sparse vegetation and mature trees somewhat attesting to the stability of the bank, and there have been no known landslides on the property. Beyond those just mentioned we are not aware of any hazards here, or site contamination. None materially interfere with the agricultural use.

Easements & Restrictions

Puget Sound Energy possesses a utility easement of an undisclosed width running east-west across the central portion of parcel (9002). There is also another PSE easement extending from the easement mentioned above to the northwest property corner, also of an undisclosed width. The right to *“construct, erect, alter, improve, repair, operate and maintain and electric transmission and distribution line consisting of a single line of poles with braces, guys, anchors, signal wires, insulators, cross-arms, and transformers”* is permitted in these areas. Access is also provided for easement purposes.

Puget Sound Power & Light also possess an easement over the subject property occupying the north 15ft of the westerly 780ft, including a smaller area 80ft in width. The easement is 10ft wide and permits for an underground electric transmission and distribution system. Also permits access for easement purposes, and the removal of trees, bushes, and obstructions from the right of way.

A neighboring property to the northwest owned by the Monohans (APN: 052407-9023) possesses a 10ft utility easement affecting the north 10ft of the westerly 500ft of the subject property (this located within the previously mentioned PSPL easement area). In addition, they also possess an easement for ingress and egress over the small panhandle portion of the subject property at its northwest corner. A drainage easement is also located within this area.

The subject benefits from an ingress and egress easement over the Aldarra Ridge property to the west. Access for up to 6 residences is allowed over the easement which is 48ft in width, as well as access of private roads established and located within the Aldarra Ridge plat. Another easement benefiting the subject extends from the northwest portion of the property and provides emergency access to the ridge directly to the west of the subject. The 30ft easement is for *“emergency use only for emergency vehicles and by the general public and for the construction, repair and maintenance thereof.”*

There is a reciprocal easement with the property owners to the southeast pertaining to the encroachment of a building, fence and gravel driveway onto the subject's southeast property corner. Reciprocal easements over the respective properties are granted by both parties, as well as respective maintenance responsibilities, and an agreement to cooperate should there be a boundary line adjustment.

King County possesses a river bank protection easement that allows for the construction and maintenance of rip-rap river bank protection, and to remove debris. The extent of the easement includes:

"the right to enter upon the above described land to construct, reconstruct, maintain and repair a bank protection and/or other flood control works, including all appurtenances thereto, together with right to trim, cut, fell and remove all such trees, brush and other natural growth and obstructions as are necessary to provide adequate clearance and to eliminate interference with, or hazards to the structures."

The easement however affects only a small strip of land located in the subject's northeast property corner which is situated across the road from the Snoqualmie River. Since the Snoqualmie River is not contiguous to the property, the easement is of no material impact.

There are also two well covenants on the subject property pertaining to the placement of facilities for sanitary disposal within a 100ft radius. The wells historically serviced the golf course activities, and we have assumed they will now be available for agricultural and domestic use.

In conclusion, although the list of easements and restrictions presented above may seem cumbersome, they are mostly located on the outskirts of the property, and are considered to nominally interfere with property value.

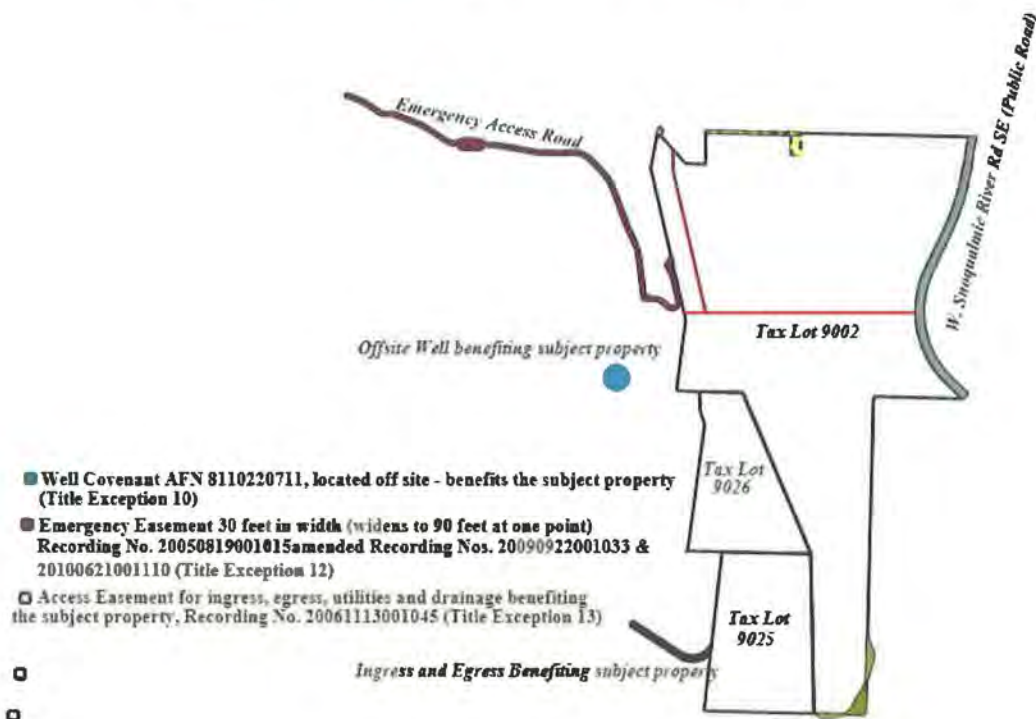
Summary & Conclusion

In summary, the easements impacting the subject do not appear to materially interfere with the highest and best use of the subject property, a one to two home agricultural use.

Please see the easements and restrictions map presented on the following page.



- Easement in favor of PSPL, Recording No. 2464888 - centerline only (width not disclosed) (Title Exception 1)
- Easement in favor of PSPL, Recording No. 3792843 - centerline only - approx. (width not disclosed) (Title Exception 2)
- Utility Easement 10 feet in width in favor of Tax Lot 9023 Recording No. 6094029 (Title Exception 4)
- 10 foot wide Easement in favor of PSPL, for underground power line Recording No. 8606060806 (located within the 15 and 80 foot wide areas depicted) (Title Exception 5)
- Easement for ingress and egress in favor of Tax Lot 9023 centerline only (width is not disclosed) Recording No. 8611250477 (Title Exception 6)
- Ingress and Egress Easement Area benefiting the subject property, Recording No. 20030304001145 (Title Exception 7)
- Ingress and Egress Easement Area encumbering the subject property, Recording No. 20030304001145 (Title Exception 7)



EASEMENTS & RESTRICTIONS MAP